

MOZAIKA
BY BIOGRAPİ

MOZAIKA CONNECTS US



ABOUT MOZAIKA

Mozaika is 23 floors multifunctional residential project. Which offers a mix of residential, commercial and parking areas.

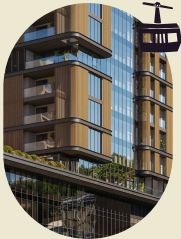
- 1-4 FLOORS - COMMERCIAL AND PARKING AREA
- 5-22 FLOORS - RESIDENTIAL SPACES
- 184 APARTMENTS
- PROJECT HEIGHT - 72 M
- 4 LEVELS OF PARKING FOR 93 CARS
- 3 PREMIUM QUALITY, HIGH-CAPACITY ELEVATORS



FACADE MATERIALS

Located in Saburtalo, at 10 Gazapkhuli Street, adjacent to a recreational zone, the project benefits from a well-balanced urban setting. The facade incorporates wood-textured aluminum composite shading panels and an energy-efficient aluminum curtain-wall system, allowing the architecture to blend organically with its surroundings. These materials are distinguished by high energy efficiency, mechanical strength, durability against environmental exposure, and long-lasting color retention.

High-quality grey aluminum doors and windows, along with glass balcony railings, seamlessly complement the overall architectural concept, enhancing the facade's modern and refined appearance.





MOZAIKA 304
KUT 10 80 000 000



MOZAIKA 304
KUT 10 000 000 000



MOZAIKA 304
KUT 18.95 BGD KVN



МОЗАИКА 304
800 10 80 800 800



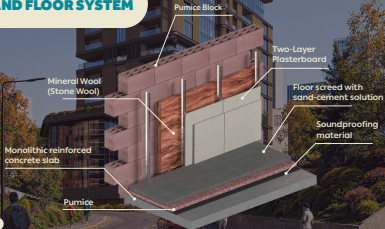


MOZAIKA 304
BY BLOOMBERG

LOBBY WITH CONCIERGE SERVICE



WALL AND FLOOR SYSTEM



DELIVERY TERMS AND PAYMENT CONDITIONS

MOZAIKA OFFERS FLEXIBLE PAYMENT TERMS

- INTERNAL CREDIT WITHOUT DOWNPAYMENT
- DISCOUNT ON BANK MORTGAGE LOAN
- DISCOUNT ON CASH PAYMENT

COMPLETION OF CONSTRUCTION -
MAY, 2029

DELIVERY CONDITION -
GREEN FRAME



GREEN FRAME



Fireproof iron door at the entrance



Ceiling height of at least 2.95 meters



Aluminum doors and windows with opening-hanging function and low-emission, energy-efficient double glass package



Partition block walls between apartments, wrapped with high-efficiency double gypsum vibro and sound insulation system



Plastered internal partitions



Screed floor with vibration and sound insulation



Electricity, television and internet wires connected to each room and brought to convenient points



Central heating pipes laid for the collector system



Main vertical stands for water, sewerage and ventilation



Natural gas pipe to the kitchen and heating boiler



Balcony covered with frost-resistant ceramic granite tiles



Balcony lighting



Spaces on the balconies for placing the heating boiler and air conditioner unit, with appropriate electrical wiring points and drainage system



Gas and fire detectors installed in each apartment

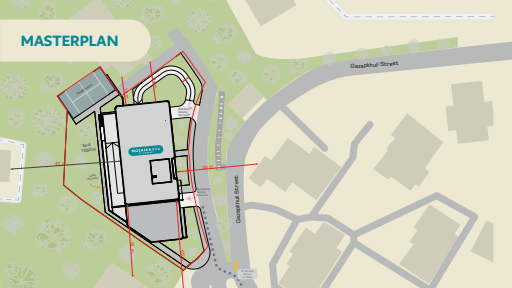


High-speed, load-carrying 3 elevators with UPS systems for passenger, freight and fire service purposes



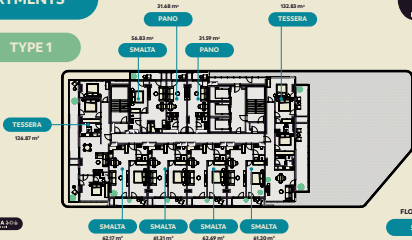
Fire protection systems with smoke extraction shafts in floor corridors and entrances

MASTERPLAN



APARTMENTS

TYPE 1



APARTMENT TYPE

PANO

STUDIO

Total Area: **31.59 m²**

Common Space: **22.58 m²**

WC: **3.85 m²**

Terrace: **4.74 m²**

View: **East**



APARTMENT TYPE

PANO

STUDIO

Total Area: 31.68 m²

Common Space: 22.96 m²

WC: 3.85 m²

Terrace: 4.46 m²

View: East



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **56.83 m²**

Hall: **4.39 m²**

Living Room/Kitchen: **23.49 m²**

Bedroom: **14.64 m²**

WC: **4.84 m²**

Terrace: **8.23 m²**

View: **East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.20 m²**

Hall: **4.09 m²**

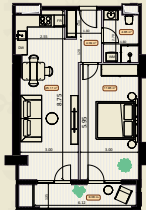
Living Room/Kitchen: **25.17 m²**

Bedroom: **17.85 m²**

WC: **4.65 m²**

Terrace: **8.06 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.31 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **26.26 m²**

Bedroom: **17.78 m²**

WC: **4.65 m²**

Terrace: **8.54 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.17 m²**

Hall: **4.09 m²**

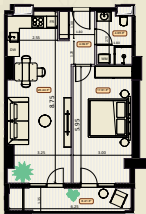
Living Room/Kitchen: **26.24 m²**

Bedroom: **17.61 m²**

WC: **4.65 m²**

Terrace: **8.21 m²**

View: **West**



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **126.87 m²**

Hall: **9.73 m²**

Living Room/Kitchen: **29.12 m²**

Bedroom N1: **16.46 m²**

Bedroom N2: **14.18 m²**

Bedroom N3: **13.36 m²**

WC N1: **3.60 m²**

WC N2: **3.24 m²**

Terrace: **34.39 m²**

View: **West/North/East**

MOZAIKA 304

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APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **132.83 m²**

Hall: **14.55 m²**

Living Room/Kitchen: **27.33 m²**

Bedroom N1: **15.39 m²**

Bedroom N2: **12.68 m²**

Bedroom N3: **11.68 m²**

WC N1: **4.30 m²**

WC N2: **3.30 m²**

Terrace: **41.04 m²**

View: **West/South/East**

MOZAIKA 304
304 3+1 BDR



APARTMENTS

TYPE 2



SMALTA

61.81 m²

VITRUMI

86.37 m²

32.67 m²

PANO

58.49 m²

SMALTA

32.29 m²

PANO

SMALTA

59.07 m²

VITRUMI

82.75 m²

SMALTA

63.26 m²

SMALTA

63.03 m²

SMALTA

63.36 m²

SMALTA

63.26 m²

FLOORS:

6,7,8,10,11,12,13,16,17,20,21

APARTMENT TYPE

PANO

STUDIO

Total Area: 32.67 m²

Common Space: 20.54 m²

WC: 3.85 m²

Terrace: 7.72 m²

View: East

MOZAİKA 304
SINIRLI SATICILIK



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **58.49 m²**

Hall: **4.39 m²**

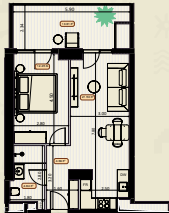
Living Room/Kitchen: **21.50 m²**

Bedroom: **12.45 m²**

WC: **4.84 m²**

Terrace: **13.81 m²**

View: **East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **59.07 m²**

Hall: **3.48 m²**

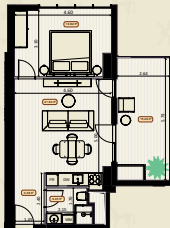
Living Room/Kitchen: **21.84 m²**

Bedroom: **13.82 m²**

WC: **3.45 m²**

Terrace: **15.29 m²**

View: **South/East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.81 m²**

Hall: **2.82 m²**

Living Room/Kitchen: **25.33 m²**

Bedroom: **13.26 m²**

WC: **3.91 m²**

Terrace: **15.29 m²**

View: **North/East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.03 m²**

Hall: **4.10 m²**

Living Room/Kitchen: **22.35 m²**

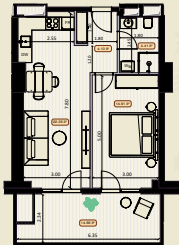
Bedroom: **14.91 m²**

WC: **4.41 m²**

Terrace: **14.86 m²**

View: **West**

MOZAIKA 304
STYLLAGE



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.26 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **22.35 m²**

Bedroom: **15.00 m²**

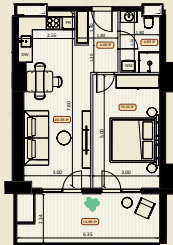
WC: **4.65 m²**

Terrace: **14.86 m²**

View: **West**

MOZAIKA 304

010 100 00 00 00



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **63.26 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **23.22 m²**

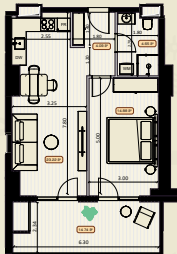
Bedroom: **14.88 m²**

WC: **4.65 m²**

Terrace: **14.74 m²**

View: **West**

MOZAIKA 304
STYLO 1000 000



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **63.36 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **23.32 m²**

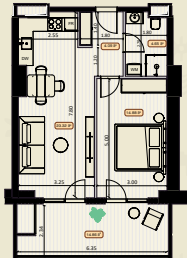
Bedroom: **14.88 m²**

WC: **4.65 m²**

Terrace: **14.86 m²**

View: **West**

MOZAIKA 304
STUDIO APARTMENT



APARTMENT TYPE

VITRUMI

2 BEDROOM

Total Area: **86.37 m²**

Hall: **2.55 m²**

Living Room/Kitchen: **24.53 m²**

Bedroom N1: **14.07 m²**

Bedroom N2: **12.61 m²**

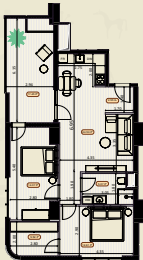
WC: **5.07 m²**

Storage Room: **5.52 m²**

Terrace: **17.45 m²**

View: **West/North**

HOZAIKA 304
010 400 00 00



APARTMENT TYPE

VITRUMI

2 BEDROOM

Total Area: **87.75 m²**

Hall: **9.89 m²**

Living Room/Kitchen: **26.68 m²**

Bedroom N1: **13.24 m²**

Bedroom N2: **10.96 m²**

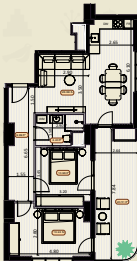
WC: **4.40 m²**

Terrace: **20.51 m²**

View: **South/West**

MOZAİKA 304

010 300 00 00



APARTMENTS

TYPE 3



SMALTA

61.49 m²

SMALTA

85.89 m²

32.53 m²

PANO

58.57 m²

SMALTA

32.57 m²

PANO

TESSERA

138.58 m²

SMALTA

62.86 m²

SMALTA

61.90 m²

SMALTA

63.07 m²

SMALTA

58.46 m²

HOZAIKA 30+
BY TERRACE SPA

FLOOR:

9

APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **56.46 m²**

Hall: **4.09 m²**

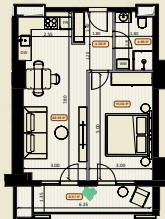
Living Room/Kitchen: **22.35 m²**

Bedroom: **15.00 m²**

WC: **4.65 m²**

Terrace: **8.57 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **58.17 m²**

Hall: **4.39 m²**

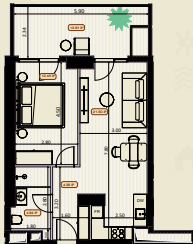
Living Room/Kitchen: **21.50 m²**

Bedroom: **12.45 m²**

WC: **4.84 m²**

Terrace: **13.81 m²**

View: **East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.49 m²**

Hall: **2.82 m²**

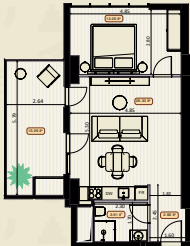
Living Room/Kitchen: **25.33 m²**

Bedroom: **13.26 m²**

WC: **3.91 m²**

Terrace: **13.26 m²**

View: **East/North**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.90 m²**

Hall: **4.10 m²**

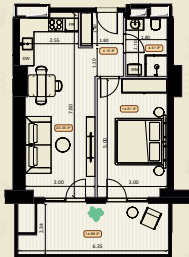
Living Room/Kitchen: **22.35 m²**

Bedroom: **14.91 m²**

WC: **4.41 m²**

Terrace: **14.86 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.86 m²**

Hall: **4.09 m²**

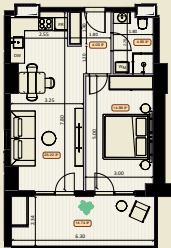
Living Room/Kitchen: **23.22 m²**

Bedroom: **14.88 m²**

WC: **4.65 m²**

Terrace: **14.74 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **63.07 m²**

Hall: **4.09 m²**

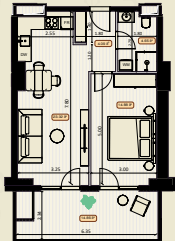
Living Room/Kitchen: **23.32 m²**

Bedroom: **14.88 m²**

WC: **4.65 m²**

Terrace: **14.86 m²**

View: **West**



APARTMENT TYPE

VITRUMI

2 BEDROOM

Total Area: **85.89 m²**

Hall: **2.55 m²**

Living Room/Kitchen: **24.53 m²**

Bedroom N1: **14.07 m²**

Bedroom N2: **12.61 m²**

WC: **5.07 m²**

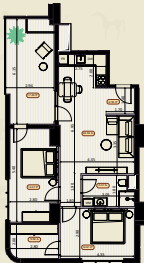
Storage Room: **5.52 m²**

Terrace: **17.45 m²**

View: *West/North*

HOZAIKA 304

010 4000 0000



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **132.83 m²**

Hall: **14.55 m²**

Living Room/Kitchen: **28.11 m²**

Bedroom N1: **15.79 m²**

Bedroom N2: **13.28 m²**

Bedroom N3: **12.41 m²**

WC N1: **4.35 m²**

WC N2: **3.30 m²**

Terrace: **43.99 m²**

View: **West/South/East**

MOZAIKA 304
BY APARTMENT



APARTMENTS

TYPE 4



TESSERA

100.60 m²

50.52 m²

SMALTA

52.36 m²

SMALTA

58.91 m²

SMALTA

VITRUM

87.47 m²

SMALTA

52.20 m²

SMALTA

56.07 m²

SMALTA

62.71 m²

SMALTA

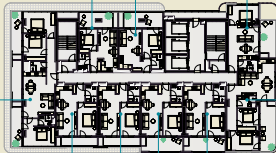
61.80 m²

FLOOR:

14

HOZAIKA 30+

BY TERRACOTTA



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: 50.52 m²

Hall: 4.27 m²

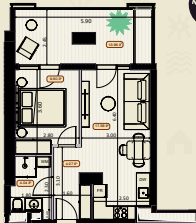
Living Room/Kitchen: 17.58 m²

Bedroom: 9.60 m²

WC: 4.04 m²

Terrace: 13.96 m²

View: East



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **56.07 m²**

Hall: **4.10 m²**

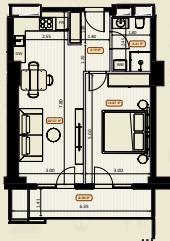
Living Room/Kitchen: **22.37 m²**

Bedroom: **14.97 m²**

WC: **4.41 m²**

Terrace: **8.95 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **57.20 m²**

Hall: **4.09 m²**

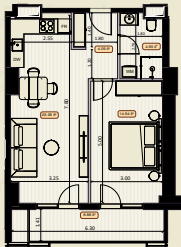
Living Room/Kitchen: **23.36 m²**

Bedroom: **14.94 m²**

WC: **4.65 m²**

Terrace: **8.88 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **57.26 m²**

Hall: **3.05 m²**

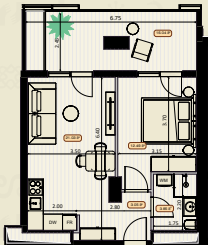
Living Room/Kitchen: **21.03 m²**

Bedroom: **12.49 m²**

WC: **3.85 m²**

Terrace: **16.04 m²**

View: **East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **58.91 m²**

Hall: **3.48 m²**

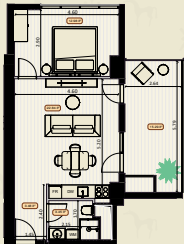
Living Room/Kitchen: **22.84 m²**

Bedroom: **12.98 m²**

WC: **3.45 m²**

Terrace: **15.29 m²**

View: **East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: 61.80 m²

Holt 4.09 m²

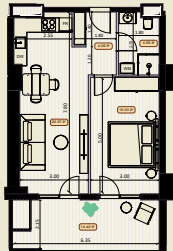
Living Room/Kitchen: 22.37 m²

Bedroom: 15.00m²

WC 4.65 m³Terrace: 14.42 m²

View West

MOJAKA 506
 100% COTTON



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.71 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **23.39 m²**

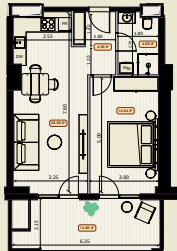
Bedroom: **14.94 m²**

WC: **4.65 m²**

Terrace: **14.86 m²**

View: **West**

MOZAIKA 304
STYLO 1000000000



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **130.40 m²**

Hall: **9.73 m²**

Living Room/Kitchen: **29.20 m²**

Bedroom N1: **16.54 m²**

Bedroom N2: **16.28 m²**

Bedroom N3: **13.79 m²**

WC N1: **3.60 m²**

WC N2: **3.24 m²**

Terrace: **35.22 m²**

View: **West/North/East**

MOZAIKA 304

010 100 00 000



APARTMENTS

TYPE 5



TESSERA

122.35 m²

59.64 m²

SMALTA

57.36 m²

SMALTA

59.07 m²

SMALTA

VITRUM

87.68 m²

SMALTA

57.40 m²

SMALTA

56.52 m²

SMALTA

62.87 m²

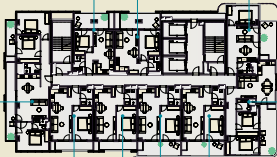
SMALTA

61.82 m²

FLOOR:

15

HOZAIKA 30+
BY TERRACOTTA



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **50.64 m²**

Hall: **4.27 m²**

Living Room/Kitchen: **17.68 m²**

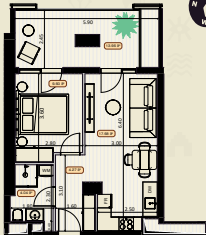
Bedroom: **9.60 m²**

WC: **4.04 m²**

Terrace: **13.96 m²**

View: **East**

MOZAIKA 304
BY BERKAT



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **56.12 m²**

Hall: **4.10 m²**

Living Room/Kitchen: **22.39 m²**

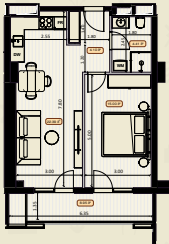
Bedroom: **15.00 m²**

WC: **4.41 m²**

Terrace: **8.95 m²**

View: **West**

HOZAIKA 304
BY BERKALON



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **57.36 m²**

Hall: **4.20 m²**

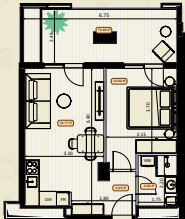
Living Room/Kitchen: **19.77 m²**

Bedroom: **12.52 m²**

WC: **3.85 m²**

Terrace: **15.90 m²**

View: **East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **57.40 m²**

Hall: **4.09 m²**

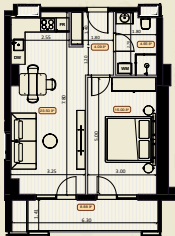
Living Room/Kitchen: **23.50 m²**

Bedroom: **15.00 m²**

WC: **4.65 m²**

Terrace: **8.88 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **59.07 m²**

Hall: **3.48 m²**

Living Room/Kitchen: **23.38 m²**

Bedroom: **12.14 m²**

WC: **3.45 m²**

Terrace: **15.29 m²**

View: **South/East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: 61.82 m²

4.09 m²

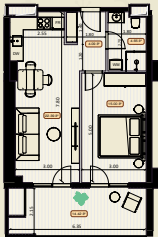
Living Room/Kitchen: 22.39 m²

Bedroom: 15.00 m²

WC 4.65 m³

Terrace: 14.42 m²

View West



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.87 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **23.49 m²**

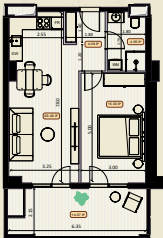
Bedroom: **15.00 m²**

WC: **4.65 m²**

Terrace: **14.37 m²**

View: **West**

MOZAIKA 304
STYLLAGE



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **130.40 m²**

Hall: **9.73 m²**

Living Room/Kitchen: **28.29 m²**

Bedroom N1: **16.62 m²**

Bedroom N2: **16.36 m²**

Bedroom N3: **13.87 m²**

WC N1: **3.60 m²**

WC N2: **3.24 m²**

Terrace: **27.00 m²**

View: **West/North/East**



APARTMENTS

TYPE 6



SMALTA

61.57 m²

VITRUMI

86.20 m²

32.54 m²

PANO

58.25 m²

SMALTA

32.02 m²

PANO

TESSERA

109.26 m²

SMALTA

63.01 m²

SMALTA

61.77 m²

SMALTA

63.10 m²

SMALTA

56.50 m²

FLOOR:

18,19

APARTMENT TYPE

PANO

STUDIO

Total Area: 32.54 m²

Common Space: 20.68 m²

WC: 3.85 m²

Terrace: 7.59 m²

View: East



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **56.50 m²**

Hall: **4.09 m²**

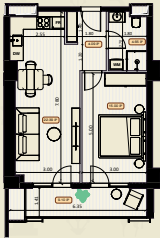
Living Room/Kitchen: **22.39 m²**

Bedroom: **15.00 m²**

WC: **4.65 m²**

Terrace: **9.10 m²**

View: **West**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: 58.25 m²

Hall: 4.39 m²

Living Room/Kitchen: 21.76 m²

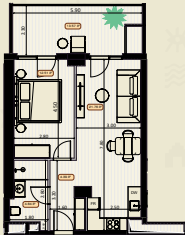
Bedroom: 12.51 m²

WC: 4.84 m²

Terrace: 13.57 m²

View: East

MOZAİKA 304
50 m² - 100 m²



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.57 m²**

Hall: **3.66 m²**

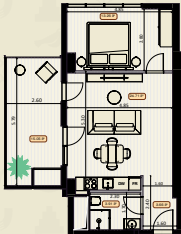
Living Room/Kitchen: **24.71 m²**

Bedroom: **13.26 m²**

WC: **3.91 m²**

Terrace: **15.05 m²**

View: **North/East**



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **61.77 m²**

Hall: **4.10 m²**

Living Room/Kitchen: **22.39 m²**

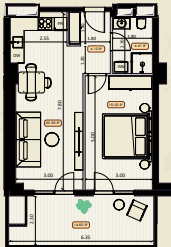
Bedroom: **15.00 m²**

WC: **4.41 m²**

Terrace: **14.60 m²**

View: **West**

MOZAIKA 304
STYRENE FOAM



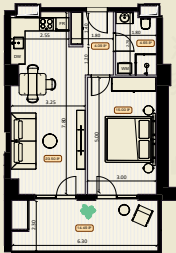
SMALTA

Total Area: 63.01 m²

Living Room/Kitchen: 23.50 m²

VC 4.65 m³Terrace: 14.49 m²

View West

MOJAKAJOH
OF BUREAU

APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **63.10 m²**

Hall: **4.09 m²**

Living Room/Kitchen: **23.49 m²**

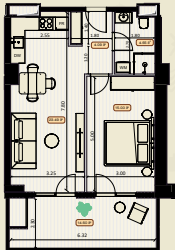
Bedroom: **15.00 m²**

WC: **4.65 m²**

Terrace: **14.60 m²**

View: **West**

MOZAIKA 304
STYRENE FOAM



APARTMENT TYPE

VITRUMI

2 BEDROOM

Total Area: **86.20 m²**

Hall: **2.55 m²**

Living Room/Kitchen: **24.53 m²**

Bedroom N1: **14.47 m²**

Bedroom N2: **12.61 m²**

WC: **5.07 m²**

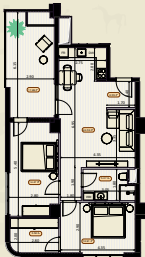
Storage Room: **5.52 m²**

Terrace: **17.28 m²**

View: **West/North**

HOZAIKA 304

010 4000 0000



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **139.26 m²**

Hall: **14.93 m²**

Living Room/Kitchen: **28.42 m²**

Bedroom N1: **14.46 m²**

Bedroom N2: **13.52 m²**

Bedroom N3: **12.41 m²**

WC N1: **4.35 m²**

WC N2: **3.30 m²**

Terrace: **43.56 m²**

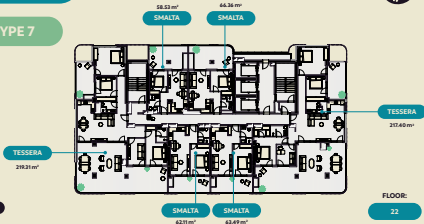
View: **West/South/East**

MOZAIKA 304
BY APARTMENT



APARTMENTS

TYPE 7



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **58.53 m²**

Hall: **4.27 m²**

Living Room/Kitchen: **17.78 m²**

Bedroom: **9.60 m²**

WC: **4.04 m²**

Terrace: **21.77 m²**

View: **East**

HOZAIKA 304
BY BERKALAN



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **62.11 m²**

Hall: **4.10 m²**

Living Room/Kitchen: **21.63 m²**

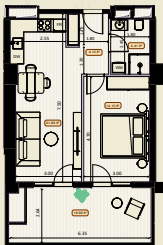
Bedroom: **14.10 m²**

WC: **4.41 m²**

Terrace: **16.63 m²**

View: **West**

HOZAIKA 304
BY BERKALAN



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: 63.49 m²

Hall: 4.09 m²

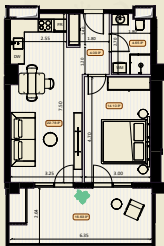
Living Room/Kitchen: 22.78 m²

Bedroom: 14.10 m²

WC: 4.65 m²

Terrace: 16.63 m²

View West



APARTMENT TYPE

SMALTA

1 BEDROOM

Total Area: **66.36 m²**

Hall: **4.83 m²**

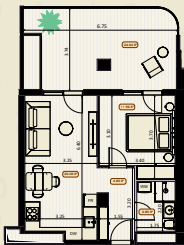
Living Room/Kitchen: **20.06 m²**

Bedroom: **11.59 m²**

WC: **3.85 m²**

Terrace: **24.94 m²**

View: **East**



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **217.40 m²**

Hall: **6.96 m²**

Living Room/Kitchen: **37.15 m²**

Bedroom N1: **18.58 m²**

Bedroom N2: **15.72 m²**

Bedroom N3: **11.65 m²**

Cabinet: **8.68 m²**

WC N1: **4.24 m²**

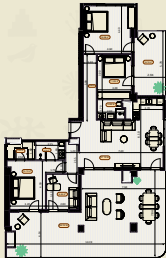
WC N2: **3.88 m²**

Storage Room: **3.50 m²**

Terrace N1: **84.04 m²**

Terrace N2: **16.76 m²**

View: **East/South/West**



APARTMENT TYPE

TESSERA

3 BEDROOM

Total Area: **219.31 m²**

Hall: **7.73 m²/4.58 m²**

Living Room/Kitchen: **36.92 m²**

Bedroom N1: **19.72 m²**

Bedroom N2: **15.12 m²**

Bedroom N3: **12.03 m²**

Cabinet: **10.66 m²**

WC N1: **4.08 m²**

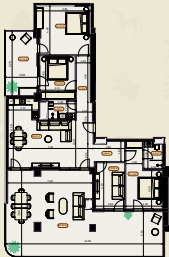
WC N2: **4.04 m²**

Storage Room: **4.58 m²**

Terrace N1: **84.42 m²**

Terrace N2: **16.76 m²**

View: North/East/West



POST-COMPLETION SERVICES

Biograpi, as a development company, continues active management of ongoing issues which may occur after the completion of the project to ensure the living or working environment is permanently protected and maintained.



COMPLEX
MANAGER



REGULAR
CLEANING SERVICE



FIRE SYSTEM
SERVICES



CONCIERGE
SERVICES



MAINTENANCE OF COMMON SPACES SUCH AS
ENTRANCES AND ELEVATOR



MONITORING OF WATER
RESERVOIRS



24-HOUR SECURITY
INSPECTION



ELECTRIC GENERATOR
MANAGEMENT SERVICE



LANDSCAPING AND
GARDENING

INTERIOR



INTERIOR

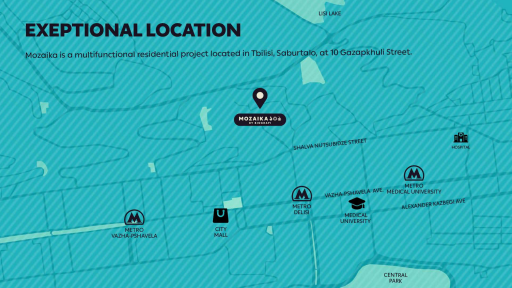


INTERIOR



EXEPTIONAL LOCATION

Mozaika is a multifunctional residential project located in Tbilisi, Saburtalo, at 10 Gazapkhuli Street.



VIEWS



VIEWS



VIEWS



VIEWS



FOR INVESTORS AND FOREIGN CITIZENS

Considering real estate opportunities in Georgia, the country offers several advantages:

STRATEGIC LOCATION

Georgia's unique position at the crossroads of Europe and Asia offers easy access to both markets and serves as a gateway for businesses looking to expand their presence in the South Caucasus region.

GROWING ECONOMY

The Georgian economy has experienced massive growth in recent years, with an exponential increase in demand for real estate, particularly in Tbilisi.

BUSINESS-FRIENDLY ENVIRONMENT

Georgia has implemented numerous reforms aimed at improving the business climate and attracting foreign investment. The country ranks highly in ease of doing business in the region and offers a favorable investment climate, including simplified tax procedures and reduced regulations.

FOR INVESTORS AND FOREIGN CITIZENS

TOURISM POTENTIAL

Georgia is known for its four-season tourism appeal, attracting visitors with its unique nature, climate, rich history, and culture. The growing tourism industry presents opportunities for investors in the hospitality and real estate sectors.

PROPERTY OWNERSHIP

Foreign citizens are allowed to own property in Georgia, making it an attractive destination for real estate investment.

AFFORDABLE REAL ESTATE

Compared to other countries, real estate in Georgia is relatively affordable, offering attractive investment opportunities for those looking to purchase residential or commercial properties.

QUALITY OF LIFE

Georgia is known for its warm and welcoming hospitality, vibrant cultural heritage, exquisite wine, and delectable cuisine, making it an appealing destination for those looking to reside or invest in the country.

REGISTRATION

Easy and efficient real estate registration services: Georgia offers a streamlined, fully electronic system for registering real estate, ensuring a hassle-free process for buyers and sellers.

Secure property rights: The country's registration system is designed to protect property rights, ensuring the security of investments.

Transparent data and fair administration procedures: The system guarantees transparency of registered data and ensures fairness in the administration process.

Short registration periods and low fees: Property rights can be registered within a short time frame (150 GEL for 4 working days, 270 GEL for one working day, and 350 GEL for the same working day).

REAL ESTATE MARKET DYNAMICS



High rental demand and increasing rates: Georgia's real estate market experiences strong demand for rental properties, with rental rates showing consistent growth.

Growing demand for modern, newly built apartments: There is an increasing demand for residential properties built to modern standards, creating a dynamic market for various types of properties.



Mozaika ROI 12% 9 Years

FLEXIBLE TAX SYSTEM

Exemption from income tax on the sale of long-term owned residential property: If you have owned residential property for more than two years, the income (profit) generated from its sale is exempt from income tax.

Low tax rate on income from the sale of residential property: Individuals selling a residential property are subject to a 5% income tax on the profit made from the sale.

Low tax rate on rental income: Income generated from renting out a property is subject to a 5% tax rate.



LOCATION HISTORY

BIOGRAPI GIVES LIFE TO NEW STORIES THAT LIVE ON IN OUR MEMORIES.

"**Mozaika**" project is being developed in Saburtalo, near Delisi.

According to the etymology of the name "Delisi," the area's original designation was "Gdelisi," which referred to an elongated, marshy terrain. Over time, the toponym evolved into the form we know today - Delisi.

As for Saburtalo, the district emerged in the **19th century** on land that was once a vast open field where sporting events - including various ball games- were held. This is precisely where the neighborhood's name originates. According to historical accounts by Vakhushti Bagrationi, the territory of Saburtalo was once covered with gardens irrigated through a canal drawn from the Vere River.

Saburtalo was officially incorporated into Tbilisi in 1917, after which its urban development rapidly began. By the early second half of the 20th century, Saburtalo had already become home to the first residential district of the capital.

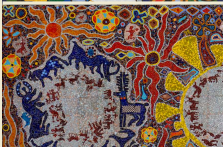


HISTORICAL PERSPECTIVE OF MOZAIKA

The name of the project, "Mozaika," is inspired by the numerous mosaic panels located throughout Saburtalo, near the project site. Among them are the mosaics found on the roof of the former Trade Union building, the waiting hall of the Technical University metro station, and the mosaic-relief compositions on the Fire Rescue Service building.

The 1960s-1980s can be regarded as the mosaic era in Georgia's urban art. Monumental works created using mosaic techniques adorned the exteriors of factories, schools, sanatoriums, cinemas, railway stations, and various public institutions. Vibrant visuals composed of tens of thousands of colorful small pieces depict different aspects of life - scenes of labor, education, leisure, and recreation.

Because mosaics are crafted from highly durable materials, many of these works in Saburtalo have survived this day, preserving their original appearance.



HISTORICAL PERSPECTIVE OF MOZAIKA



Symbolism in the "Mozaika" Logo:



Peacock: inspired by the mosaic facade of the former Forestry Laboratory in Tbilisi



Sun: a stylized sun from one of Tbilisi's vintage mosaics



Cable Car: symbolizing the historic route connecting Lisi Lake and Nutsubidze





Biograpi projects are proudly supported by the Wissol Group. As one of the most prolific, and innovative business conglomerates in Georgia, the Wissol Group provides consultancy to ensure proficiency and superior standards for all Biograpi endeavors. We recognize that the quality of life for individuals is deeply connected to the environment they inhabit. This drives us to passionately develop projects that seamlessly blend history and culture with the dynamic energy of modernity and urban progress.

Our team's cutting-edge architectural designs are not only visually appealing but also incorporate intelligent features and technology to enhance comfort and convenience in everyday living.



We believe that Biograpi projects are more than just residential structures. They encompass the people, and relationships that form an ecosystem, reflecting the diverse lifestyles that Biograpi passionately promotes. Each Biograpi project contributes to the collective evolution of contemporary urban vitality.



BIOGRAP CONNECTS US

WE CREATE AND DEVELOP MODERN AND
INVITING LIVING ENVIRONMENTS WHERE
DIVERSE AND MEANINGFUL CONNECTIONS
ARE FORGED.





BIOGRAP CONNECTS US



